THE STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Thousand Dollars to the undersigned grantor, P. J. Kroell, a married man whose wife, Fannie Kroell, is insand and has been adjudicated insane by a proceeding and decree in the Probate Court of Shelby County, Alacama, a copy of the decree of judgment of said court declaring said Fannie Kroell insane is hereto attached, in hand paid by H. I. E. Dyer, the receipt whereof is acknowledged, I, the said P. J. Kroell, do grant, bargain, sell and convey unto the said H. I. E. Dyer the following described real estate, to-wit:

That certain real estate heretofore known as and called "The Walker Mill Property," and which is particularly described as follows: Commencing at the Mi corner of fractional Section3, Township 24, Range 12 East, thence running north 55 degrees 05 minutes east along the SE line of Island Street to a point thereon which is 98 feet SW of Shelby Street measuring along the said SE line, and which point is the northermost corner of said Walker Mill property, thence south 36 degrees 45 minutes east 124.50 feet, thence south 55 degrees 45 minutes west 49.60 feet, thence south 1 degree 15 minutes west 45.21 feet, thence south 28 degrees 30 minutes east 150.30 feet, thence south 88 degrees 30 minutes east 105.8 feet, thence south 6 degrees 15 minutes east 152.0 feet to the east bank of themill pond, thence south 4 degrees 9est 227 feet to the high water mark on the west bank of said mill pond, thence with variations following the high water mark of Shoal Creek to the point of beginning, the north west corner of said fractional Section 3. The intention hereof being to describe and convey the said Walker Mill property, situated in Montevalle, Shelby County, Alabama.

To have and to hold to the said H. I. E. Dyer, his heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said H. I. E. Dyer, his heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all incumbrances; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said h. I. E. Dyer, his heirs, executors and assigns forever, against the lawful claims of all persons.

In witness whereof I have hereunto set my hand and seal this the 17 day of December, 1937.

P. J. Kroell L. S.

THE STATE OF ALABAMA | SHELBY COUNTY |

I, L. H. Ellis, a Notary Public in and for said County, in said State, hereby certify that P. J. Kroell, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of December, 1937.

L. H. Ellis, Notary Public

STATE OF ALABAMA I

In the Matter of the Estate of Mrs. Fannie Kroell, a non compos mentis.

On the 6th day of December, 1937, George Kroell filed in this cause his petition in writing and under oath, alleging that he was over twenty one years of age, and was a resident of Shelby County, Alabama, and that his mother, Mrs. Fannie Kroell, was a person of unsound mind, a non compos mantis, and that her place of residence was Shelby County, Alabama, and that she has an estate consisting of real and personal property in said County, which requires the care of a Guardian, that she was sixty six years of age.

The prayer of the petition was that an inquisition be held to determine her sanity vel non, and for an order of the court appointing Frances Kroell, a daughter of said Fannie Kroell, as her guardian. Upon the filing of said petition which was in all respects in regular from, as provided by law, the court appointed this day for the hearing of said petition and issued a writ directing to the Shæriff of Shelby County, Alabama, commanding him to summon twelve disinterested persons of the neighborhood of Montevallo, Alabama, where the person alleged to be of unsound mind resides, to act as jurors on the trial of said petition and at said inquisition, and it appearing to the court that said Mrs. Fannie Kroell was taken into custody by the Sheriff of Shelby County, Alabama, under a writ of arrest issued by this court, as shown by his return thereon; and it further appearing from said Sheriff's return thereon that it is not consistent with the health and safety of said Wrs. Fannie Kroell to have her present at this trial, but that in the meanwhile she has been by an order of this court committed to the State Insand Asylum at Tuscaloosa for treatment, and has, by the Sheriff of Shelby County, Alabama, been delivered to said institution and accepted by it, and at the present time said Mrs. Fannie Kroell is contined in said insand asylum as aforesaid; Thereupon as shown by the Sheriff's return, said Sheriff did summon twelve disinterested persons of the neighborhood of Montevallo, Alabama, to act as jurours on the trial of said inquisition, and for the hearing of said petition and said jurors having been duly summoned to appear at this trial, and appearing in response to said summons, they were duly empanneled by the court to act as jurors at said inquisition and forthe trial of said petition, and said jurors being empanelled and sworn by the court, well and truly to make inquisision of the facts alleged in the petition and a true verdice to render according to the evidence, thereupon a trial of said petition was had and entered into before the court and said jury this empanalled, as aforesaid on this day at which trial Paul O. Luck who was appointed by the court to act as Guardian Ad Litem to represent Mrs. Fannie Kroell and to protect her interest on the trial of said petition, appearing, accepting notice of said appointment, and denying the allegations of said petition and denying that said Mrs. Fannie Kroell is a person of undound mind, and putting in issue the facts stated in the petition, - he being an attorney at law practicing at the Columbiana Bar, - thereupon the the jury thus empanalled as aforesaid having heard the evidence and the charge of the court, finds that Mrs. Fannie Kroell is a person of unsound mind and a non compos mentis, as set forth in the petition, which verdict was returned into open court, and was as follows:

"We, the jury, find that the facts alleged in the petition are true and that Mrs. Fannie Kroell is a person of unsound mind."

M. P. Jeter Foreman."

The above verdict was returned into open court by said jury upon the trial of this cause or petition.

It is, thereupon, ordered, adjudged and decreed by the court that the facts set forth in said petition are true, that Mrs. Fannie Kroell is a person of unsound mind and a non compos mentis, that she has real and personal property situated in Shelby County, Alabama, requiring the care of a Guardian, and it is further ordered, adjudged and decreed by the court that the petition and all the proceedings thereon be recorded.

It is further ordered, adjudged and decreed by the court that Frances Kroell be and she is hereby appointed as Guardian for said Mrs. Fannie Kroell, said person of unsound mind, provided she shall first enter into bond conditioned, as provided by law, in the sum of Two thousand dollars.

Done in term Time this the 17th day of December, 1937.

L. C. Walker, Judge of Probate

STATE OF ALABAMA

SHELBY COUNTY

I, L. C. Walker, Judge of Probate in and for said County, in said State, hereby certify that theforegoing is a true and correct copy of decree this day rendered in the Probate Court of Shelby County, Alabama, in the Matter of Fannie Kroell, a non compos mentis.

This the 17th day of December, 1937.

L. C. Walker, Judge of Frobate

Filed in this office May 6, 1940 at 8 am and ecorded in Deed Record 108 at page 315 and examined.

L. C. Walker, Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY

I hereby pertify that

I has been paid on the within
Instrument as required by
Iaw.

C. WALKER,

JUDGE OF PROBATE